038.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	768,800 / 768,800
					USE VALUE:	768,800 / 768,800
					ASSESSED:	768,800 / 768,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ERNEST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVY DAWN M & ALAN B
Owner 2:	
Owner 3:	
Street 1:	1 ERNEST RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRIEL KATHERINE M -
Owner 2:	-
Street 1:	1 ERNEST RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1882 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6914.000	366,500	800	401,500	768,800
Total Card	0.159	366,500	800	401,500	768,800
Total Parcel	0.159	366,500	800	401,500	768,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.59 | /Parcel: 408.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 25421
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

!3163!

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	366,500	800	6,914.	401,500	768,800		Year end	12/23/2021
2021	101	FV	354,200	800	6,914.	401,500	756,500		Year End Roll	12/10/2020
2020	101	FV	354,200	800	6,914.	401,500	756,500	756,500	Year End Roll	12/18/2019
2019	101	FV	307,500	0	6,914.	363,900	671,400	671,400	Year End Roll	1/3/2019
2018	101	FV	307,500	0	6,914.	345,100	652,600	652,600	Year End Roll	12/20/2017
2017	101	FV	307,500	0	6,914.	301,200	608,700	608,700	Year End Roll	1/3/2017
2016	101	FV	307,500	0	6,914.	257,200	564,700	564,700	Year End	1/4/2016
2015	101	FV	283,900	0	6,914.	238,400	522,300	522,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:40:43

LAST REV

Date	Time
09/09/19	14:50:53
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3163

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRIEL KATHERINE	59562-413		7/20/2012		540,000	No	No		
LYNCH LOIS E	48252-227		9/29/2006	Change>Sale	338,000	No	No		
	7956-473		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2009	1101	Dormers	47,800			G	GROWTH	DORMER W/FBTH
11/15/2006	996	Redo Kit	25,300			G8	GR FY08	add bsmnt walls

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Meas/Inspect	HS	Hanne S
1/16/2009	Meas/Inspect	372	PATRIOT
12/29/2006	MLS	MM	Mary M
4/14/2000	Inspected	263	PATRIOT
2/28/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6914		Sq. Ft.	Site		0	64.	0.91	3									401,547						401,500	

Total AC/HA:	0.15872	Total SF/SM:	6914	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	401,547	Spl Credit		Total:	401,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	85561
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	384199
Depreciation:	17673
Depreciated Total:	366526

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

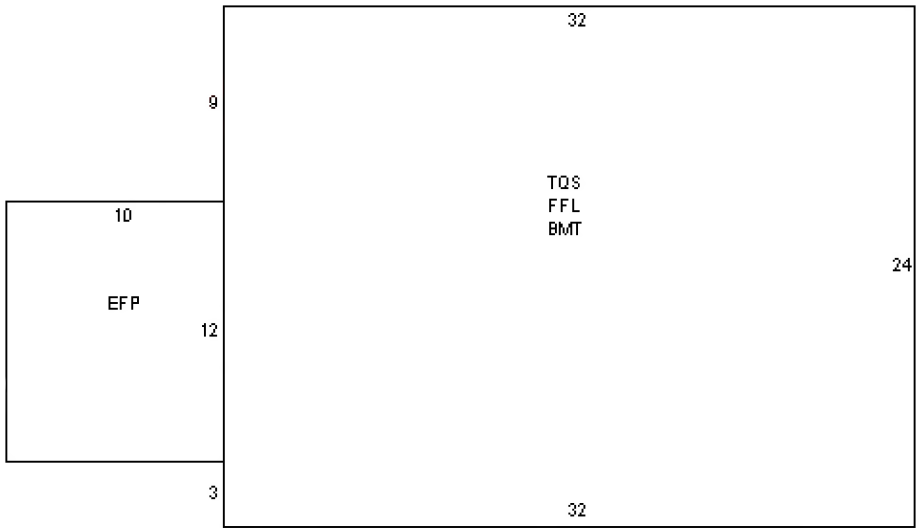
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.33
Special Features:	0	Val/Su Net:	164.20
Final Total:	366500	Val/Su SzAd	272.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	75.730	58,159
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
EFP	Enclos Porch	120	49.910	5,989

Net Sketched Area:	2,232			Total:	263,712
Size Ad	1344	Gross Area	2424	FinArea	1882

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 038.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						
19	Patio	D	Y	1	10X24	A	AV	2000	3.81	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800